

## Opportunities for Natural System Drainage and Open Space - Northgate South Lot

### Introduction

- Public Input
- Evaluation Process
- Decision Schedule

### South Lot Options

As outlined by the City Council's Northgate Framework Resolution, Seattle Public Utilities (SPU) will be developing a recommendation for integrating natural drainage strategies and open space on the south lot based on evaluation of three options. The three options include:

- **Daylight—**
  - Create a creek channel by digging down a maximum 25 feet to remove the existing stormwater pipe and construct a natural-looking channel.
  - Water flowing during dry weather and all storms from approximately 600 acres would flow through the new channel.
  - Provides minimal water quality treatment or detention.
- **Natural Drainage System—**
  - Create a swale planted with wetland vegetation (natural drainage system) at existing surface level.
  - Provides water quality treatment for 100 acres of drainage from the surrounding neighborhood.
  - The existing storm pipe under the Northgate south lot and water flowing through it would remain unchanged.
- **Hybrid of Daylight and Natural Drainage System—**
  - Dig down a maximum 20 feet and create a natural-looking channel planted with vegetation and landscaped plantings
  - Water flowing during dry weather and small storms would flow through the channel, while large storms would continue to flow through the existing pipe.
  - Provides some water quality treatment for 300 – 600 acres of drainage area.

These options have been developed in collaboration with Lorig Associates and other interested parties. The analysis will also consider a "no action" option.

### Evaluation of Alternatives

Under the Northgate framework Resolution, SPU will evaluate all three options, and will consider:

- Water quality improvements
- Infiltration and detention benefits
- Open space amenities
- Engineering feasibility
- Compliance with drainage fund requirements
- Relative risks

## Asset Management at SPU

SPU's recommendation will be based on the use of asset management principles. This method identifies the most effective approach to meeting customer and environmental service levels at the lowest life cycle cost. Key principles of asset management are:

- Using a rigorous decision making process that weighs and quantifies social, environmental and economic costs and benefits for each program and project
- Determining life-cycle costs for each option that measures water quality and other benefits gained for construction and long-term maintenance costs.
- Ensuring accountability to the City's ratepayers

## Decision making Process and Schedule

The City established a Northgate stakeholder process to ensure broad-based interests in shaping decisions regarding the Northgate development (see Schedule).

- We will work with a with the Northgate stakeholders group to review the evaluation method, analysis results and the draft recommendations.
- A consultant team that includes firms that developed these options will review technical and financial assumptions and methods.

## Stakeholder Input and Schedule on Northgate South Lot

Open for public comment at every meeting

<b>3/18</b>	<b>1<sup>st</sup> Northgate stakeholders meeting</b> <ul style="list-style-type: none"><li>▪ Overview of options, evaluation, process and role for Northgate stakeholders</li></ul>
<b>4/20</b>	<b>2<sup>nd</sup> Meeting</b> <ul style="list-style-type: none"><li>▪ Presentation and discussion of analysis</li></ul>
<b>5/11</b>	<b>3<sup>rd</sup> Meeting</b> <ul style="list-style-type: none"><li>▪ Stakeholder input on alternatives analysis</li></ul>
<b>5/13</b>	<b>Community Forum</b> <ul style="list-style-type: none"><li>▪ Opportunity for citizen input and comments</li></ul>
<b>5/20</b>	<b>4<sup>th</sup> Meeting</b> <ul style="list-style-type: none"><li>▪ Presentation on final analysis with recommendations</li></ul>
<b>6/3</b>	<b>5<sup>th</sup> Meeting</b> <ul style="list-style-type: none"><li>▪ Stakeholder input on recommendation</li></ul>
<b>June</b>	<b>Recommendation forwarded to City Council</b>